

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

6a

DECISION

TOPIC Silver Lake, Dickinson County -- Hjelm, Hjelm and Kaiser

The Natural Resource Commission's approval is requested for the acquisition of a parcel of land located just north of the corporate limits of Lake Park. The 155-acre tract is offered by S. Vance Hjelm, Jens Hjelm, and Thomas and Julia Kaiser for the appraised price of \$232,500. The Natural Resource Conservation Service (NRCS) is acquiring a Wetland Reserve Program (WRP) easement on approximately 144 acres. The seller has reserved agricultural rights through December 31, 2009, if the NRCS closes on the easement after October 1, 2008.

Steven K. Schmidt, Licensed Appraiser of Schmidt Appraisal Services, Spirit Lake, Iowa submitted the appraisal. Jerry Gibson negotiated the purchase agreement.

The subject tract has 152 acres of tillable land that will be encumbered by a WRP easement (144 acres); one acre of marsh; and 2.0 acres of road right-of-way (ROW) and "old" building site. After restoration the tract will contain 87 acres seeded to native prairie species; 40 acres of restored wetlands; 10 acres of cropland; 15 acres of tame grass prairie; one acre of open water; and 2 acres of road ROW and "old" building site. There is no dwelling, but the tract does have several grain bins and a utility building. The DNR will remove the structures. The tract will provide excellent habitat for nesting waterfowl and upland wildlife, as well as many recreational opportunities because of its close proximity to Lake Park. The acquisition is critical for water quality and drainage within the Lake Park watershed.

Acquisition funding will be 100% Prairie Lakes I – NAWCA (see Capital Link #16). Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
May 8, 2008

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

6b

DECISION

TOPIC Anglers Bay, Dickinson County -- Iowa Natural Heritage Foundation

The Natural Resource Commission's approval is requested for the acquisition of a parcel of land located on the northeast corner of Big Spirit Lake adjacent to the north side of Hale's Slough. The 40.75-acre tract is offered by the Iowa Natural Heritage Foundation (INHF) for \$2,500,000. This tract is the northern portion of the larger tract consisting of 93.30 acres that was appraised for \$6.3 Million on September 12, 2005. The 40.75-acre portion offered at this time was valued at \$3,300,000. The INHF purchased the property in June 2006 for \$6 Million.

Steven K. Schmidt, Licensed Appraiser of Schmidt Appraisal Services of Spirit Lake, Iowa submitted the appraisal. The Iowa Natural Heritage Foundation optioned the entire 93.30-acre tract from Donald and Nancy Yarnes. The southern portion was acquired by the Iowa DNR on June 20, 2006. Jerry Gibson negotiated the purchase agreement between the DNR and the INHF.

The subject tract has excellent access from County Road M-56 lying adjacent to the east side of the property. The property has approximately 1850 feet of shoreline along with the largest and best quality stand of bulrushes in the Iowa Great Lakes Region that provide spawning habitat for fish. Restoration and development plans include prairie plantings, wetland potholes, and continuation of the Dickinson County Trail system adjacent to the shoreline. Sellers are reserving the right to construct a bike trail across the subject tract, agricultural rights through the year of closing (2008).

Acquisition funding from Fiscal Year 2008 includes \$1.5 Million from REAP Open Spaces, \$300,000 from Marine Fuel Tax, \$100,000 from Wildlife Habitat Stamp and \$100,000 from Fisheries Habitat Stamp (see Capital Links #62a, #60, #3 and #5). Funding from Fiscal Year 2009 includes \$300,000 Marine Fuel Tax, \$100,000 Fish Habitat Stamp, and \$100,000 Wildlife Habitat Stamp. The Dickinson County Assessor's Office will be notified that the property is eligible to remain on property tax rolls in compliance with Section 483A.3, Code of Iowa. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
May 8, 2008

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

6c

DECISION

**TOPIC Burr Oak Lake WMA, Emmet County -- Iowa Natural Heritage
Foundation**

The Natural Resource Commission's approval is requested for the acquisition of a parcel of land located 2½ miles south of Wallingford adjacent to the East side of Iowa Highway 4 and bisected by the West Fork of the Des Moines River. This 368.08-acre tract is offered for \$365,000. The residual (title with Wetland Reserve Program encumbrance) was appraised for \$405,000. The Natural Resource Conservation Service is acquiring a Wetland Reserve Program easement on 365.77 acres from the Iowa Natural Heritage Foundation (INHF) for \$653,790, and the Youngs sold the tract to the INHF for approximately \$860,000 in December 2007.

Steven K. Schmidt, Licensed Appraiser of Schmidt Appraisal Services of Spirit Lake, Iowa, submitted the appraisal. Jerry Gibson negotiated the purchase agreement.

The subject tract consists of 203 acres of cropland; 87 acres of tame grass pasture; 50 acres of timber; 21 acres of open water; 5 acres of marsh/wetlands; and approximately 2.08 acres of road right-of-way and building site. After restoration the tract will contain approximately 142 acres of native prairie seeding, 20 acres of cropland; 70 acres of pasture; 60 acres of timber; 21 acres of open water; 5 acres of marsh/wetlands; 48 acres of "restored" wetlands; and 2.08 acres of road right-of-way/building site. Restored and existing wetlands will provide excellent habitat for waterfowl and upland wildlife species. The riparian timber will provide excellent habitat for deer, wild turkey, and fur-bearers. Burr Oak Road bisects the property from east to west to provide superior public access. The tract has an abandoned dilapidated dwelling with a few out-buildings that are falling down. The INHF will remove the buildings prior to closing.

Acquisition funding will be 100% Prairie Lakes I – NAWCA (see Capital Link #16). Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
May 8, 2008

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

6d

DECISION

TOPIC Shimek State Forest, Lee County -- Brent and Kimberly Filz

The Natural Resource Commission's approval is requested to purchase a parcel of land located in western Lee County. Brent and Kimberly Filz offer this 141-acre tract for the appraised price of \$310,200. The sellers will retain the CRP payments as may be earned on 25 acres through 2011.

Steve Badger, Licensed Appraiser of Marshalltown, Iowa, submitted the appraisal. Rick Hansen negotiated the purchase agreement.

This property is located 2 miles southeast of Croton. The tract is adjacent north of the Croton Unit of Shimek State Forest. The gently-sloping to steep tract is comprised of 77 acres of forested land, 25 acres of grassland enrolled in CRP, 35.5 acres cropland, and 3.5 acres of roads and ditches. The average Corn Suitability Rating of the property is 31. There are no building improvements. Two creeks bisect the property. A gravel-based county road provides access to the west side of the tract.

This tract will increase the Croton Unit to 1,970 acres, and will provide wildlife habitat, improve surface water quality, and enhance public recreation to this area. The Forestry Bureau will manage the property in accord with the area management plan.

Acquisition funding will be provided by REAP Open Spaces from the Fiscal Year 2009 Budget. This acquisition will stay on the tax rolls. No survey or fencing costs is anticipated. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
May 8, 2008

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

6e

DECISION

**TOPIC Stephens State Forest, Monroe County – Hardwood Timberland
 Unlimited**

The Natural Resource Commission's approval is requested to purchase a parcel of land located in Monroe County adjacent north, south, and east of state-owned and managed Stephens State Forest. Hardwood Timberland Unlimited (James Pierce et al) offers this 180-acre tract for \$360,000. The appraised price of the property is \$433,800.

Robert Johnston, Licensed Appraiser of Ames, Iowa, submitted the appraisal. Rick Hansen negotiated the purchase agreement.

This property is located about 22 miles northwest of Albia in northwestern Monroe County. The upland tract reflects moderately sloping to steep topography. The property consists of 154 acres of forested land, 25 acres of grassland, with the remainder in roads. Sage Creek bisects the easterly 20 acres of the tract. A small hunting cabin located near the north center of the tract has an estimated value of \$3,000. The DNR will remove the cabin. A county gravel road provides access to the east side of the property.

This acquisition will adjoin the Thousand Acre Unit of Stephens State Forest on three sides, while increasing the size of this unit to 2,940 acres. The acquisition will enhance public recreation and consolidate the unit. The Forestry Bureau will manage the property in accord with the area management plan.

Acquisition funding will be provided by 100% REAP Open Spaces (see Capital Link #62). No survey or fencing costs is anticipated. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
May 8, 2008

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

6f

DECISION

**TOPIC Rock Creek Wildlife Management Area, Jasper County -- Olaf
 Young Estate**

The Natural Resource Commission's approval is requested to purchase a parcel of land located in northeastern Jasper County. The Olaf Young Estate (Bette Sample, Executor) offers this 138.5-acre tract for the appraised price of \$475,409.

Steve Badger, Licensed Appraiser of Marshalltown, Iowa, submitted the appraisal. Rick Hansen negotiated the purchase agreement.

This property is located 7 miles northeast of Kellogg. The tract is adjacent north and east of Rock Creek Wildlife Management Area (WMA), and just north of Rock Creek State Park. The gently-sloping to steep tract is comprised of 83.3 acres of grassland enrolled in CRP, 47.2 acres of permanent pasture and creek, a 6.0 acre building site, and 2.0 acres of roads. The average Corn Suitability Rating of the property is 53. A county gravel road severs the property with 37.5 acres to the west and 99 acres to the east side thereof. A creek bisects the east 99 acres. Building improvements are valued at \$33,000, and include a 1,344 square foot, ranch-style home built in 1983 and two, old frame barns. The DNR plans to remove the buildings from the site.

This tract will increase the Rock Creek WMA to 835 acres. The acquisition will provide wildlife habitat, improve water quality, and enhance public recreation to this area. This tract will also serve as a possible future dredge spoil containment site. The Wildlife Bureau will manage the property in accord with the area management plan.

Acquisition funding will be provided by 100% Lake Water Quality Improvement fund (Capital Link # 50). No survey or fencing costs are anticipated. Incidental closing costs will be the responsibility of the Department.

Attachment

Linda Hanson, Administrator
Management Services Division
May 8, 2008

**Iowa Department of Natural Resources
Natural Resource Commission**

ITEM

6g

DECISION

TOPIC Boone Forks WMA, Webster County -- Land Exchange – Vegors Cemetery

The Natural Resource Commission's approval is requested for an exchange of real estate with Webster Township-Vegors Cemetery. Both tracts are located at Boone Forks WMA in southeastern Webster County. The State of Iowa land is one acre. The replacement tract from Vegors Cemetery is estimated to be slightly less than one acre.

Rick Hansen, Licensed Appraiser of the DNR Realty Services Section, performed the valuation and negotiated the exchange agreement. The appraised value of the State of Iowa land is \$3,500 per acre. The appraised value of the replacement land is \$1,875 per acre. Webster Township-Vegors Cemetery will pay Iowa DNR the difference based upon the exact acreage as determined by a registered land surveyor.

The State of Iowa tract is gently sloping hay land positioned adjacent north of the northeast corner of the cemetery. Vegors Cemetery will utilize the property for burial spaces.

The replacement land is steep hillside timber adjacent to the existing Boone Forks WMA. This forested tract is not useful to the cemetery, but it does fit uniformly with the adjacent forested state land to the southeast.

Vegors Cemetery is a historic place. There is a significant interest by the public in the form of tours and school buses visiting the site.

Webster Township-Vegors Cemetery will pay for the two land surveys required for the land exchange, as well as provide for a fence of the north tract. Incidental closing costs will be the responsibility of Vegors Cemetery.

Attachment

Linda Hanson, Administrator
Management Services Division
May 8, 2008